

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

Minutes filed by Kathryn Verrochi as Assistant Secretary on Behalf of the Authority Members of actions taken at the Open Session of the Sixteenth meeting of The Fort Monmouth Economic Revitalization Planning Authority, held at Tinton Falls Municipal Building, 556 Tinton Avenue, Tinton Falls, NJ 07724 at 7:00 p.m. on Wednesday, July 18, 2007.

Present:

Monmouth County Freeholder Lillian Burry
Vice Chairperson Virginia Bauer
Oceanport Mayor Lucille Chaump
Public Member Rosemarie Estephan
Tinton Falls Mayor Peter Maclearie
Assistant to the Garrison Commander George Fitzmaier
Eatontown Mayor Gerry Tarantolo

Absent: Chairperson Dr. Robert Lucky, Public Member Laurie Cannon and Public Member Joseph Colfer had previously advised the Authority.

The meeting was called to order by Acting Chair Bauer who led the meeting in the Pledge of Allegiance. The Open Session was convened at 7:05 p.m. in accordance with the Open Public Meetings Act.

Authority Members Comments:

Acting Chair Bauer invited comments from the Authority Members. None were offered at this time.

Elected Officials Comments:

Acting Chair Bauer asked for remarks from U.S. Representative Pallone or U.S. Representative Holt staff members. None were offered, but the Acting Chair noted the attendance of a staff member of U.S. Representative Pallone.

Acting Chair Bauer presented the Agenda for approval. Mayor Tarantolo moved for the approval of the agenda, Mayor Maclearie seconded the motion and the agenda was unanimously approved.

Approval of Minutes:

The Minutes of the November 16, 2006 Open Session (no Executive Session was held) were moved by Freeholder Burry, seconded by Mayor Chaump and unanimously approved.

The Minutes of the June 20, 2007 Open Session (no Executive Session was held) were moved by Mayor Tarantolo, seconded by Public Member Estephan and unanimously approved.

Public Comments on Agenda Items:

- 1) J.T. Raleigh, Colts Neck commented on the FMERPA Charettes, the planning process and the scope of the Master Plan.
- 2) Tom Mahedy, Wall commented on the five minute rule and information on the Homeless count provided from the County at the Social Services Advisory Committee meeting.

Chair's Report:

Acting Chair Bauer noted that Executive Director Cosentino will give an update on FMERPA activities. She welcomed Col. Stephen Christian as did all in attendance.

Executive Director's Report:

Executive Director Cosentino provided an update of activities since the last meeting:

Calendar Events:

- June 21 - Change of Command Ceremony representing FMERPA
- Tinton Falls Charette
- 25 - Rick Harrison conducted Brookdale Community College tour (Motor Pool)
- NJDOT/NJ Transit Meeting
- Monmouth County Charette
- Infrastructure Advisory Committee Meeting
- 26 - Stakeholder Meeting at Little Silver – Rick Harrison
- Presented Col. Sullivan with Declaration at Retirement Lunch
- Emergency Services Advisory Committee Meeting
- 29 - Commercial Industry Advisory Committee Meeting
- July 5 - Stakeholder Meeting at Brookdale CC with President Burnham and his staff
- 6 - Interviewed finalists for BRAC Counsel and recommendation forwarded for review to Attorney General - thanks to Kavin Mistry, Rob Romano, Mayor Chaump and Rick Harrison
- ADC Pilot Program
- 9 - Presentation status/forward look to CODEL – Senator Menendez, Congressmen Holt, Congressman Pallone and their staff members
- 10 - Historical Advisory Committee Meeting - Rick Harrison
- RAB Meeting – Laurie Cannon
- 11 - Col. Christian briefing at FMERPA
- 12 - EDAW Tour at Department of Public Works
- Presentation to Red Bank Rotary Club
- 16 - Social Services Advisory Committee Meeting – Rick Harrison
- Infrastructure Advisory Committee Meeting
- 17 - Stakeholder Meeting at Monmouth University with President Gaffney
- 18 - BRAC Meeting - coordination of document flow
- NJDOL & Workforce Development/EDAW/FMERPA - coordination and collaboration of efforts, discussed companies and job opportunities as part of economic revitalization

Upcoming Calendar Events:

- ADC Conference next week
- Col. Sullivan will be awarded the 2007 Military Leadership Award – recognizes an individual from any branch of the Military whose outstanding leadership has been essential in building and sustaining partnerships with surrounding communities
- Rick Harrison was asked to give a presentation and panel discussion on Historical Preservation

Advisory Committee Chairs Reports:

The Chair updates were as follows:

- Freeholder Burry, Veterans Affairs, noted for the record, and read part of the *Resolution Authorizing Application by the County of Monmouth to the National Parks Service for the Transfer of Fort Monmouth Property Located in the Boroughs of Eatontown, Oceanport and Tinton Falls to the County of Monmouth for Public Park or Recreational Purposes.*
- Mayor Chaump, Historical, noted the meeting on July 10 and thanked Deputy Director Harrison for the *Integrated Cultural Resource Management Plan for Fort Monmouth* document. At that meeting, Dan Sanders explained the process of registering properties on the National and State registry. They identified Memorials and Monuments to be included. The Committee will resume meeting in September.
- Public Member Estephan, Social Services, noted the meeting on July 16 and the overview Deputy

Director Harrison gave of BRAC Law and HUD Guidelines Regarding Homeless Assistance and Public Conveyances. They have received 14 NOI submissions and 6 PBC submissions. At the July 16 meeting, Virginia Edwards gave a tutorial on the Monmouth County Consolidation Plan and Lynne Miller gave additional information pertinent to Ms. Edward's presentation. The minutes will be posted on the FMERPA website. The next meeting is scheduled for August 7 at 3:00pm at the FMERPA offices and their Fort Monmouth Focus Tour is tentatively scheduled for August 14 at 8:30am.

- Mayor Maclearie, Infrastructure, discussed the June 25 meeting which focused on flooding and hydrological concerns by the State Department of Agriculture (minutes will be posted on the FMERPA website) and the July 16 meeting which focused on the limitation concerns discussed with utilities in the area, water issues, reclamation issues and all information was given to STV's representative from the EDAW team. The next meetings are scheduled for August 13 and August 27 at 7:30pm at the Tinton Falls Municipal Building.
- Mayor Tarantolo, Emergency Services, noted the next meeting on Tuesday, July 24. He stated that in the next couple of months they will have the components for their final recommendations and will highlight key areas in their final report. He is encouraged by the level of participation from the State, Local, Fire and Police.

NOI Update:

Deputy Director Rick Harrison gave the following update:

- PBC NOIs are being reviewed by the Advisory Committees who are considering them for appropriateness and potential inclusion in the plan
- The EDAW Team is:
 - Reviewing the PBC NOIs for synthesizing with the public input, the Oceanport and Tinton Falls Plans and data collected from the Garrison and Visioning Process with the Charettes
 - Performing building surveys and inspections for evaluating the potential reuse of buildings, which include the buildings requested in the NOIs
 - Overlaying the requested property and buildings onto Fort Monmouth Maps.
- Communication is ongoing between FMERPA and the Federal Sponsors for PBCs.
- The Social Services Advisory Committee had a meeting this past Monday which Public Member Estephan reported on. The committee has put in place an aggressive schedule to move forward on NOI evaluation which is timely as FMERPA consultants gear up their efforts in support of NOI consideration in for the redevelopment plan. A tour is being arranged of the facilities requested in the Homeless and Social Services related NOIs.
- Immediately following ADC, Executive Director Cosentino and Deputy Director Harrison will be visiting the largest and most successful homeless operation in the state of Florida – Camillus House where they will tour the operation and discuss their programs with their Executive Director. Deputy Director Harrison also noted that FMERPA has had invitations from some NOI submitters to tour their existing or similar facilities however, they are awaiting the arrival of their BRAC Attorney to give them advise as to any legal ramifications to such visits.

He then discussed the timeline for acceptance of or inclusion of NOIs in the plan as many organizations are concerned that their NOIs have not yet been endorsed and why they have to wait for a decision when there was such a rush and short deadline to get the NOIs in. He further stated that when one sees the overlay of requested property on the map one gets a sense for the overlaps and competing interests for the use of certain buildings. It is premature to make any decisions and, since many of the requested buildings are being looked at by more than one Advisory Committee focus area there will need to be another level of review on a cross Advisory Committee basis. Other considerations, especially for the Homeless NOIs are things such

as proximity to transportation, proximity to counseling, proximity to medical care and other services. Deputy Director Harrison asked for patience as FMERPA and their consultant team work through these very complex issues.

Master Planner

Todd Poole, Senior Associate, Director of Economic Planning, EDAW, Inc. noted the following:

- many stakeholder meetings and outreach have been conducted
- the VPS is complete, analyzed and FMERPA will be briefed next week
- the evaluation of land uses and information data gathering is continuing
- the review of industries and industry clusters continues
- DOL is evaluating labor and occupational opportunities
- talks with installations that have completed the closing process are occurring
- meetings will be scheduled with the County and the State

Grant Modification

Executive Director Cosentino explained the extension through the end of the calendar year. He noted that the grant was reviewed by the OEA and that monies were identified and approved.

Item 0707-01: Office Space Lease

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, whereas Section 8(c) provides the Authority with power to enter into a lease for office space. Mayor Maclearie moved the resolution, Mayor Tarantolo seconded it and it was unanimously adopted. It is anticipated that the lease will commence not later than September 1, 2007.

Item 0707-02: Acknowledge Hiring of Administrative Assistant

This action is to meet the statutory requirement of Section 8 of the Act to hire and retain employees, including the hiring of an Administrative Assistant. Mayor Tarantolo moved the resolution to hire Jeanne Gannon of Atlantic Highlands as Administrative Assistant, Freeholder Burry seconded it and it was unanimously adopted.

Item 0707-03: Acknowledge Hiring of Project Manager

This action is to meet the statutory requirement of Section 8 of the Act to hire and retain employees, including the hiring of a Project Manager. Mayor Tarantolo moved the resolution to hire Diane Canterbury of Oceanport as Project Manager, Mayor Maclearie seconded it and it was unanimously adopted.

Public Comments Not on Agenda:

1. Jeanette Mistretta, Freehold expressed interest in economic opportunities, homeless needs, affordable housing, mixed use, State-of-the-Art Veterans Hospital and alternative energy.
2. Tom Mahedy, Wall noted his concern for the Veterans Hospital staying open and housing for Veterans. He also noted his opposition of various resolutions that were passed last month and the five minute rule.
3. J.T. Raleigh, Colts Neck, discussed the stakeholder function, the zoning responsibilities and his interest in preserving the history of Fort Monmouth. Mayor Chaump invited him to become a member of the Historical Advisory Committee, which he accepted.

Acting Chair Bauer noted that the Authority's next meeting is scheduled for August 15, 2007 at the Agriculture [AG] Building, Freehold.

Since there were no further comments or business, a motion to adjourn was made by Mayor Chaump, seconded by Mayor Maclearie and unanimously adopted at 8:25 p.m.